

2008 AMENDMENTS — 2020 PLAN MAPS

Overview of Changes

The following pages describe the specific changes that have been made to the map of the 2020 Plan. Most of these changes were made in response to new public investments, such as the Winnebago County Justice Center and new sanitary trunk sewers, and to bring the map of this plan into closer conformance with other plans adopted by the City since adoption of the original 2020 Plan, primarily the Springfield Corridor Plan. As a result of these changes, distribution of land uses within the City's planning area has changed as well, as detailed in the table on the next page. Detailed information on changes made in this series of amendments follows the table.

2020 Plan: Land Use by Category						
Category	Original Plan Map			With 2008 Amendments		
	Acres	Sq Miles	% of Total Area	Acres	Sq Miles	% of Total Area
Residential	33,353	52.1	44.5%	30,956	48.4	42.2%
Low Density (RL)	26,697	41.7	35.7	23,297	36.4	31.7%
Medium Density (RM)	4,389	6.9	5.9%	5,391	8.4	7.3%
High Density (RH)	298	0.5	0.4%	298	0.5	0.4%
SRA	1,969	3.1	2.6%	1,970	3.1	2.7%
Industrial	9,061	14.2	12.1%	10,555	16.5	14.4%
Light (IL)	2,543	4.0	3.4%	4,028	6.3	5.5%
Tech (T)	116	0.2	0.2%	116	0.2	0.2%
General (IG)	6,225	9.7	8.3%	6,234	9.7	8.5%
Heavy (IH)	177	0.3	0.2%	177	0.3	0.2%
Commercial	5,922	9.3	7.9%	4,415	6.9	6.0%
Retail (C)	4,410	6.9	5.9%	2,918	4.6	4.0%
Office Overlay (CO/O)	13	0.0	0.0%	13	0.0	0.0%
Recreation/Entertainment/Tourism(CR)	371	0.6	0.5%	353	0.6	0.5%
Office (CO)	853	1.3	1.1%	786	1.2	1.1%
Heavy (CH)	30	0.0	0.0%	30	0.1	0.1%
Mixed Use (CD)	195	0.3	0.3%	271	0.4	0.4%
CBD	50	0.1	0.1%	45	0.1	0.1%
Public/Quasi-Public	12,666	19.8	16.9%	12,349	19.3	16.8%
Existing Facility (PE)	7,085	11.1	9.5%	7,039	11.0	9.6%
Priority Acquisition Area (PA)	5,475	8.6	7.3%	5,204	8.1	7.1%
Not Suitable for Development (U)	106	0.2	0.1%	105	0.2	0.1%
Future Urban Development (FUD)	8,788	13.7	11.7%	9,940	15.5	13.5%
Multiple Designation Areas	5,110	8.0	6.8%	5,196	8.1	7.1%
TOTAL AREA	74,900	117.0	100.0%	73,410	114.7	100.0%

NOTE: Acreage figures are approximate.

2008 Map Amendments

Map #4

Changes cover most of the area southwest of Kilburn Avenue.

Changes

1. In the area north and west of Springfield Avenue, change from Priority Park Acquisition (PA) to an area designated Commercial/Office (CO) at the intersection of Kilburn and Springfield Avenues, with remaining areas changing to Medium-Density Residential (RM).
2. In the area south and east of Springfield Avenue, a small portion of land south of the intersection of Springfield and Kilburn Avenues retains the PA designation for future open space acquisition. The remaining land in this area, however, changes from PA to RM.
3. All areas south of Kilburn Avenue and west of Springfield Avenue on this map originally designated for Future Urban Development (FUD) change to Low-Density Residential (RL).

Justification

1. The 2020 Plan designated all of the selected area for Priority Park Acquisition (PA), but the Springfield Corridor Plan designated it Mixed Residential with some Mixed Commercial, while retaining a small amount of open space. The 2020 Plan's Medium-Density Residential (RM) land use category allows for the flexibility of housing types that meet the Mixed Residential criteria of the Corridor Plan.
2. Same as #1.
3. The extension of the Kent Creek sewer line to Kilburn Avenue, northwest of Springfield Avenue, has brought sewer into this basin. This sewer project was not programmed at the time the 2020 Plan was prepared and adopted. This change allows for low-density residential development on full public improvements within this area.

Map #5

Changes are for selected areas in the southwest corner of the map within Infill Area #5, bounded by the intersection of Springfield and Kilburn Avenues on the west, Halsted Road on the south, North Central Avenue on the east, and Springfield Avenue on the south.

Changes

1. Northern portion of area designated Commercial/Retail (C) changes to a multiple designation of C-CO.
2. Southern portion of the area designated C changes to Commercial/Mixed Use (CD).
3. Northern portion of the area designated RL along Springfield Avenue changes to a multiple designation of C-CO.
4. Western and southern portions of the area designated RL (along Kilburn Avenue and Halsted Road) change to RM.

Justification

The Springfield Corridor Plan calls for a combination of Business/Office Space, Mixed Residential, Mixed-Use, and Mixed Commercial development at this location. It defines Mixed Use as “a combination of retail, business, or office uses with a residential component comprised of higher density housing designed with a common theme.” The 2020 Plan designation of Commercial/Mixed Use (CD) allows for a mixture of residential and commercial elements. The multiple designation of C-CO in the 2020 Plan approximates the areas of the Corridor Plan that have specifically designated a combination of Commercial, Office and Mixed Commercial spaces. The Corridor Plan’s Residential Mixed Use designations are “residential areas with a mix of unity types, densities and architectural styles.” The 2020 Plan category of Medium-Density Residential (RM) allows for the flexibility of housing types that meet this criterion of the Corridor Plan.

Map #13

Change

Replace the conventional intersection at North Main and Auburn Streets with a modern roundabout.

Justification

Analysis of traffic at this intersection in the 2005 Revitalization Plan for North Main and Auburn Streets (Appendix P) showed that this was the best solution of the five options considered for improving this intersection. The roundabout resulted in by far the highest level of service while requiring the smallest amount of land acquisition.

Map #14

Changes were made to the western portion of Map 14, generally bounded by the North Branch of Kent Creek on the northeast side and Webster Street on the south side; and to a small area on the northern edge of the map, northwest of the intersection of Kilburn Avenue and Halsted Road.

Changes

1. The area north of Webster and west of Searls Memorial Park and the North Branch of Kent Creek, originally designated PA on the 2020 Plan map, changes to RM.
2. The area north of the intersection of Kilburn Avenue and Halsted Road, originally designated RL, changes to RM.

Justification

The Springfield Corridor Plan calls for Residential Mixed Use designations for these areas, those being defined as “residential areas with a mix of unity types, densities, and architectural styles.” The 2020 Plan designation of RM allows for the flexibility of housing types that meet the criteria of the Corridor Plan.

Map #15

Changes have been made to virtually all of the area on Map 15 west of Springfield Avenue that lies between Anna Page Park and Auburn Street, as well as scattered sites along the eastern half of the map within the Springfield Corridor study area.

Changes

1. All areas designated Future Urban Development (FUD) in the west half of the map that are south of Page Park change to RM.
2. In the northeast corner of the map, land use designations change to match those in the southeast portions of Map 4, changing areas designated PA to RM.
3. In areas near the intersection of Springfield Avenue and Safford Road, a small area is changed to PA on the south side of Safford, across the street and southeast of Page Park School. Additionally, designation of the southeast corner of this same intersection changes from Light Industry (IL) to Mixed Use (CD) surrounded by RM to the south and east.
4. A small area east of the intersection of Webster and Blue Ridge Avenues changes to PA, in an area originally designated RL. Additionally, an area at the southwest corner of the intersection of Webster and Springfield Avenues is now designated for Mixed Use (CD) within a larger area shown as RL from the intersection west to Orchard Avenue.
5. Designate all corners of the intersection of Springfield Avenue and Auburn Street as Commercial/Retail(C), expanding the area designated C on the northeast corner of the intersection further east to create a commercial strip along Auburn from Springfield to Blue Ridge Avenue, making necessary changes to areas in the 2020 Plan map that were originally designated RL. Just east of the southeast corner of this commercial intersection, the designation changes from C to PA to create a small amount of open space along the south side of Auburn Street. Additionally, a small mixed use (CD) area has been added along the north side of Auburn on land originally designated RL. This new mixed use area lies about halfway between Orchard Avenue and the eastern boundary of land along Auburn Street designated RM (formerly FUD in the original 2020 Plan map).

Justification

1. The planned extension of the Kent Creek sewer line allows for residential development within this area. The presence of arterial streets also provides necessary road capacity for a medium-density development where 5 to 15 dwelling units per acre could be allowed.
2. These changes reflect the map changes for the same areas on Map #4.
3. In accordance with the Corridor Plan's initiative to create more commercially oriented areas for this section of Springfield Avenue, the industrial designations have been changed to reflect the desired uses of the Corridor Plan for mixed uses and mixed residential. Using the 2020 Plan land use classification for mixed use (CD) and allowing for flexible housing types with the RM designation closely approximates the goals of the Corridor Plan. The Corridor Plan also call for expansion of open space beyond the Anna R. Page Conservation Forest to a small area on the south side of Safford Road.
4. In accordance with the Corridor Plan's goals to create a continuous commercially-oriented corridor for this area, changes were made to reflect the diversified land use mix and scattered open space areas shown in the Corridor Plan maps.
5. The Corridor Plan shows diverse land uses and expands the mixed-use and commercial areas here.

Expanding areas designated C, adding new mixed use areas (CD) and creating open space acquisition areas (PA) in the 2020 Plan reflect these desired changes.

Map #16

Changes to Map 16 are scattered throughout the eastern half of the map.

Changes

1. Areas designated General Industry (IG) in the far southeast corner east of US 20 change to a multiple designation of Light Industry and Commercial/Retail (IL-C).
2. Areas north of Cunningham Road and east of US 20 that were originally designated IL or IL-C in the 2020 Plan change to either CD or PA.
3. In Infill Area #8, three selected areas change from RL to C, specifically along Springfield Avenue from Hudson Street north to Delaware Street.
4. The 2020 Plan map is updated to show the newer portion of Springfield Avenue as a true continuation of the original portions of roadway running southward from West State Street.

Justification

1. In accordance with uses proposed in the Springfield Corridor Plan for this stretch of road, this area is considered more suitable for a mixture of light industrial and commercial uses than for general industry. The multiple designation of IL-C allows for appropriate flexibility in developing this area.
2. The 2020 Plan designated this area IL. To reflect the intent of the Corridor Plan to develop this portion of Springfield with infill housing and the commercial amenities to support it, the land use designation is changed to areas of mixed use (CD) and open space or priority acquisition (PA).
3. To create a continuous corridor characterized by a mixture of residential and commercial uses, the Corridor Plan designated a mixture of small portions of residential and commercial uses along this portion of the street. Specifically, the Corridor Plan calls for a 4-acre commercial area on the east side of Springfield Avenue from Hudson Street north to Preston Street, a 1½-acre commercial area on the southwest corner of Preston Street and Springfield Avenue, and a 1-acre commercial area on the northwest corner of the same intersection. To reflect these changes, the map for the 2020 Plan has been changed from RL to C. Remaining portions of this section of Springfield remain RL.
4. This simply reflects what is now on the ground in terms of pavement.

Map #17 (also 17A/18B)

Changes are to the areas bounded by Chestnut, South Church, Cedar and South Court Streets; and by West State, South Winnebago, Chestnut and Horsman Streets.

Changes

1. Change the first area from the multiple designation of High-Density Residential (RH) / CBD to Existing Public Facility (PE).

2. Change the second area from multiple designations of C-RM and C-IG to PE.

Justification

1. This is the site of the new federal courthouse which starts construction in 2008. All parcels are in public ownership.
2. This is the site of the new Winnebago County Justice Center.

Map #18

Changes are along Kishwaukee Street, south of 8th Avenue.

Change

On the east side of Kishwaukee Street, between 10th Avenue and Lorden Court, change the designations from RL and IL to PE.

Justification

The parcels in question have been acquired and will be conveyed to the Rockford Park District as part of the planned expansion of 10th Avenue Park.

Map #19

The area being changed is the Alpine Hills Golf Course in the southwest quadrant of East State Street and South Alpine Road.

Change

Change what is now the Alpine Hills Golf Course from PE to a multiple designation of PE/CD (Mixed Use).

Justification

The PE designation is appropriate for the existing golf course; however, there have been discussions, resulting at least partly from creation of the State & Alpine TIF District, regarding potential redevelopment of this site as a new mixed-use development. Its location between a major commercial corridor and existing residential neighborhoods makes it a prime candidate for such redevelopment if access and drainage issues can be resolved.

Map #25

Changes are to the west central portion of the map in the area between US 20 and Springfield Avenue, and land located along the Rock River southeast of the intersection of Springfield and South Main Street (IL Rte. 2).

Changes

1. In areas marked with the multiple designation of General Industry and Tech Industry (IG-T or T-IG) southwest of Springfield Avenue but northeast of US 20, the designation changes to Light Industry (IL).
2. In the area designated CO that is southwest of the intersection of Springfield Avenue and South Main Street,

the designation changes to RM.

Justification

1. As noted, the 2020 Plan designated this area as a combination Tech Industry/General Industry. The Springfield Corridor Plan designates this stretch of land between two roads as Light Industrial/Research which indicates land suitable for “industrial and/or manufacturing uses with minimum impact on surrounding uses,” a classification meant to “market the visibility and roadway network of the southern end of the [Springfield] corridor.” The 2020 Plan’s Light Industry classification (IL) is suited for these intentions and would cause relatively less intrusive uses that would impact the visibility of the Springfield corridor.
2. This area is shown as Mixed Residential in the Corridor Plan. The 2020 Plan’s Medium-Density Residential (RM) classification allows for a flexibility of housing types suitable to a mixed residential area.

Map #26

Changes are to portions of Map 26 lying northeast of US 20.

Changes

1. In the far northeast corner of the map, in areas east of US 20 on both sides of Springfield Avenue, the designation changes from IG to a multiple designation of IL-C.
2. All areas east of US 20 and south of Montague Road, originally designated either Commercial/Recreation/Entertainment/Tourism (CR) or IG-T, change to IL.

Justification

1. The Corridor Plan designates this stretch of road for mixed commercial uses, with some areas designated more specifically for a mixture of light industrial and mixed uses. The multiple designation of IL-C in the 2020 Plan allows for this land use mix and reflects the desired character of this part of the corridor.
2. The Corridor Plan designates all of the areas of concern as being suitable for light industrial development, hence the change in the 2020 Plan to a similar classification of IL.

Map #34

Changes have been made in the southwest portion of Map 34 in areas along South Bend and Condon Roads, bordered on the northeast by areas originally designated as PA.

Change

All areas designated RL change to FUD.

Justification

These areas were designated RL in the 2020 Plan because of anticipated sewer extensions. The current proposed I-39 sewer line extensions are oriented more toward areas further southeast of this selected area. Changing the designation of this land to FUD reflects its likely use in the short-term without the availability of sanitary sewer lines.

Map #35

Changes have been made to the bottom half of Map 35, including most of the land along Kishwaukee and Stillman Valley Roads, from the Indian Hills Forest Preserve south to Condon Road.

Change

All areas designated RL with the exception of the existing subdivision west of Indian Hills Forest Preserve change to Future Urban Development (FUD).

Justification

These areas were designated RL in the original 2020 Plan because of anticipated sewer extensions. The current proposed I-39 sewer line extensions are oriented more towards areas further southeast of this selected area. Changing the designation of this land to FUD reflects its likely short-term use without the availability of sanitary sewer lines.

Map #36

All of Map 36 has been changed.

Change

All of Map 36 was shown as Low-Density Residential (RL) on the original 2020 Plan. This has been changed to FUD.

Justification

This area was designated RL in the original 2020 Plan because of anticipated sewer extensions. The current proposed I-39 sewer line extensions are oriented more towards areas further southeast of this selected area. Changing the designation of this land to FUD reflects its likely short-term use without the availability of sanitary sewer lines.

Map #37

Most of the area west of Friday Road on Map 37 has been changed.

Changes

1. Designation of areas north of South Bend Road changes from RL to FUD.
2. Designation of the area southwest of South Bend Road and west of Friday Road changes from RL to IL.

Justification

1. A small pocket of residential use would be inconsistent with the future industrial use planned for the surrounding areas to the south. A designation of FUD would allow more time to determine an appropriate use for this land.
2. The I-39 sewer line extension will be going into this area, and the location of the highway and railroad nearby make the area far more suitable for industrial use than low-density residential.

Map #38

Changes have been made to the southeast corner of Map 38, generally bounded by 11th Street (IL 251) on the west, the Kilbuck Creek basin on the north and east, and Edson Road on the south.

Change

The area originally designated RL has been changed to IG.

Justification

The I-39 sewer extensions will be going into this area, and the location of highway and railroad nearby make this area much more suitable for industrial development than low-density residential.

Map #40

Changes have been made to the far eastern edge of Map 40, excluding the Kent Creek Flood Control Area (designated PE) and the area designated IG.

Changes

1. All areas east of Meridian Road and north of Kent Creek originally designated as FUD have been changed to RL.
2. The area east of Meridian Road and south of Kent Creek originally designated as FUD has been changed to RM.

Justification

1. The planned extension of the Kent Creek sewer line allows for residential development within this area.
2. The Springfield Corridor Plan calls for mixed residential use in this area. The 2020 Plan's RM designation allows for the flexibility of housing types that would reflect the corridor plan's recommendations.

NOTE: These changes reflect similar changes immediately to the east on Maps 4 and 15.